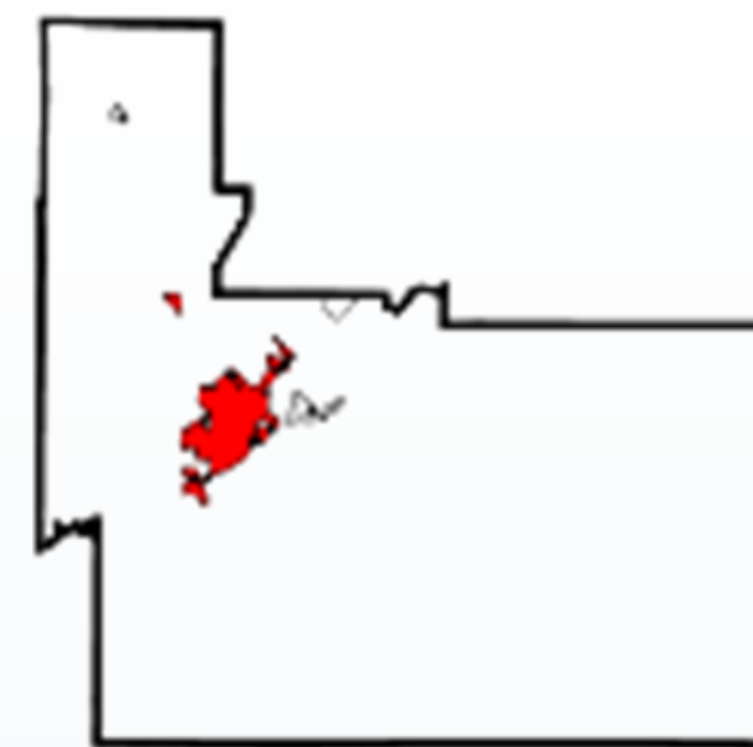




COMPREHENSIVE PLAN PREPARATION FOR JUNCTION CITY, KANSAS, 2010

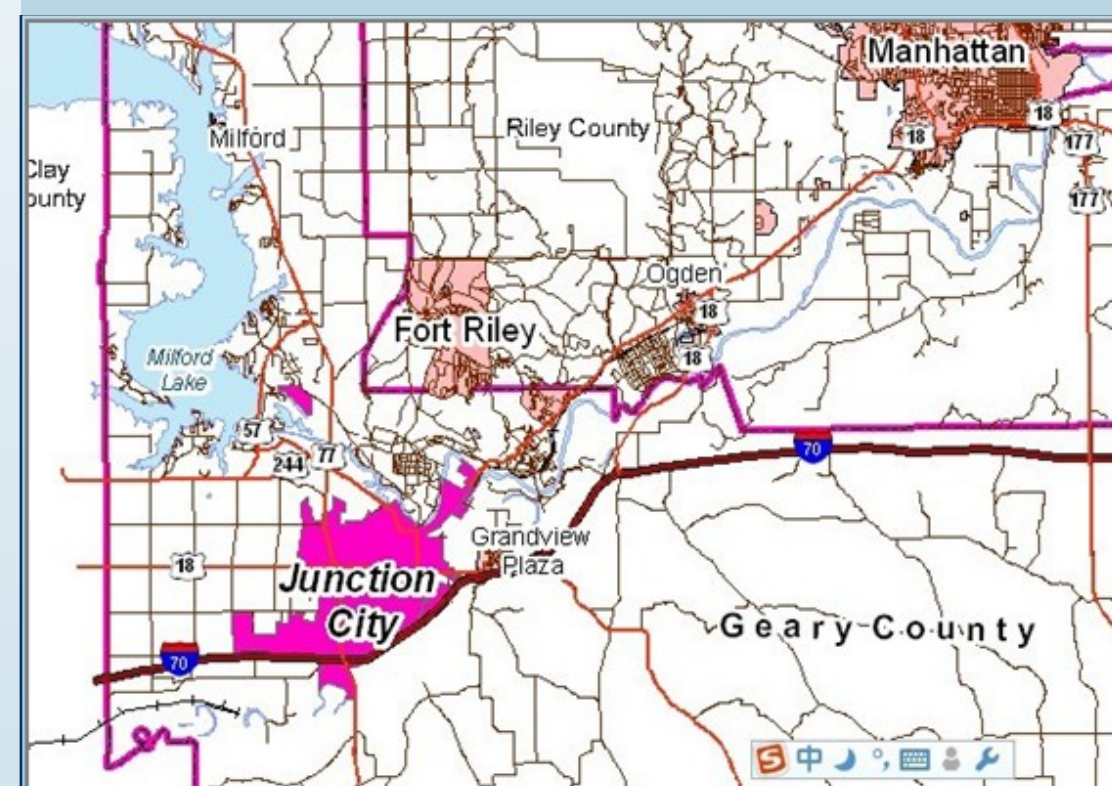


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1

HISTORY



The locational relationship of Junction City and Fort Riley

Junction City was situated on the Kansas River at the confluence of the Smoky Hill and Republican Rivers in northeast Kansas. The site was also positioned just south of Fort Riley which was established in 1853 as a military post to protect the movement of people using the Oregon-California and Santa Fe trails.

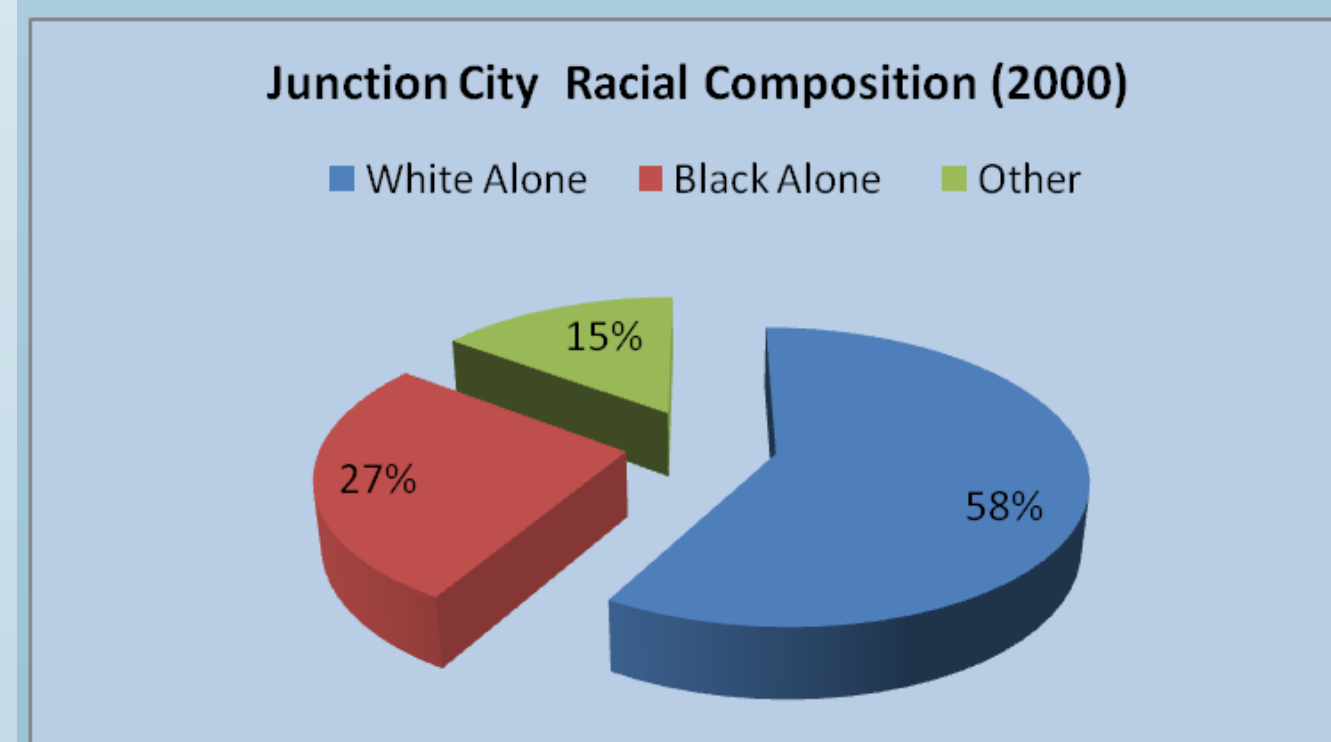
The historic district of downtown Junction City is approximately six blocks located between Franklin and Jefferson Streets and from 6th Street to 9th Street. The area consists of rectangular lots with mid-block alleys perpendicular to Washington Street. A variety of uses comprise the district including retail stores and professional offices as well as public facilities such as the post office, opera house, library, city hall, and the county courthouse.

2

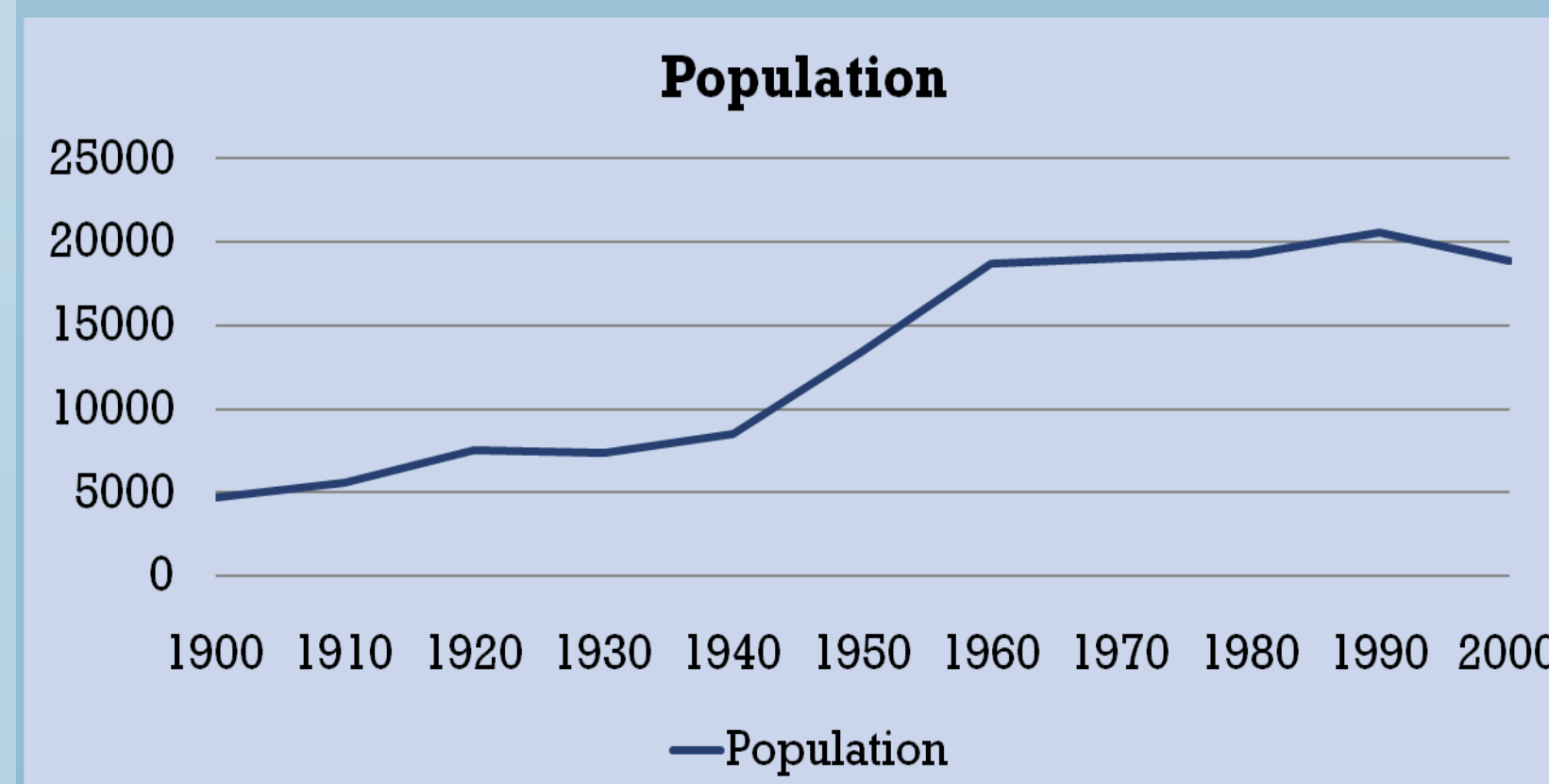
SOCIAL PROFILE

Year	High Projection	Low Projection
2010	23,958	22,324
2020	25,774	23,322
2030	27,589	24,194

Racial Composition of Junction City (2000)



Racial Composition of Junction City (2000)



Historic Population of Junction City (1900-2000)

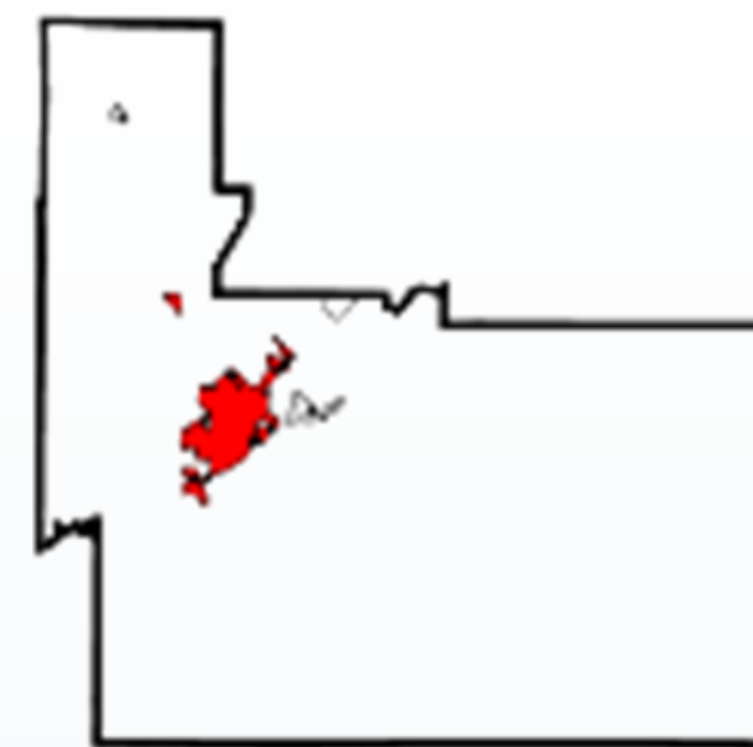
Through the 20th Century, Junction City, Kansas experienced nearly continual growth. From 1970 to 2000, the community's population remained stable. During this time period, the dependency ratio decreased by 4.63%. The gender ratio on the other hand has remained constant with about 2% more females than males. During the same time period, Junction City saw an increase in the total median age from 23.54 to 30.38. In regards to ethnicity, the Caucasian population decreased from 83.61% to 58.38%, while the percentage of African Americans increased by 13% to 26.7% and Other races increased by 12% to 14.93%.

Based on the historical population trend, Junction City's population was projected into 2030. It was calculated that the community can expect to have a population between 24,677 and 27,589.

However, it is important to remember that the models used to forecast the population are based on the assumption that historic trends will continue into the future. Because Junction City is so close to Fort Riley, the fort will affect the city's population indefinitely. Currently Fort Riley is experiencing an influx of troops that is expected to last until 2012. Therefore, it is reasonable to assume that the population could be higher than projected.



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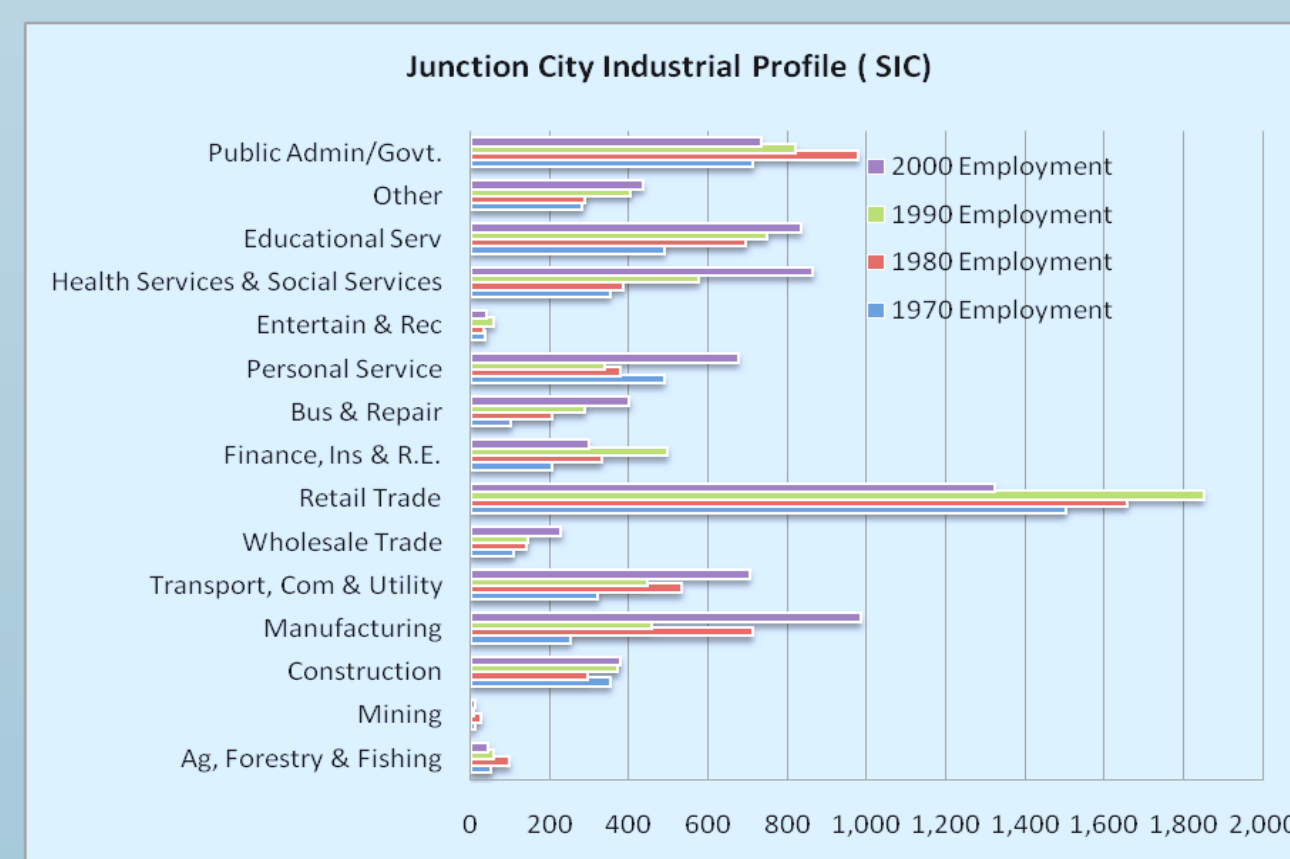


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3 Economic Profile

In past three decades from 1970 to 2000, local businesses in Junction City are generally less competitive than similar businesses in Kansas State. However, the industries of Manufacturing, Transport, Wholesale Trade, and Educational Service are competitive than similar businesses in Kansas State. The economy of Junction City is becoming more and more diversified over past three decades. In regard to basic workers, the number has remained fairly stable from 1970-1990, whereas in 2000, basic workers declined. The basic sectors brought money from outside throughout the three decades were retail trade, personal services and public administration/government. The industry of retail trade employed the largest number of workers in the three decades. The study also shows that Fort Riley has a great impact on the economy of Junction City. With the influx of troops in Fort Riley expected to end in 2012, Junction City is expected to have a higher economic growth rate in the following years.



Junction City Industrial Profile from 1970 to 2000



Trade Area Map

4 Focus Group



A focus group meeting was held on February 25th, 2010 in Junction City. The focus group provided responses to questions concerning business and visual elements in the downtown CBD. The primary concerns of the group was threefold:

Entertainment

There is a severe absence of family-oriented activities or any opportunities to spend the evening downtown. The group suggested several ideas including a movie theater and family restaurants as well as social activities stemming from events in Heritage Park.

Cooperation/Cohesion

There is a general lack of cooperation between businesses in the district and that something was needed in order to coordinate an effort to attract customers. One suggestion was recommended through a combined effort to organize events and activities to generate community interest and participation in the downtown district.

Parking

Concerns of parking ranged from lack of handicapped parking stalls to no enough parking spaces during special events and peak hours. All acknowledged that some improvement was necessary to address the parking situation, however few could formulate any strategies to mitigate the problem.



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5 Visual Analysis

Our team conducted an inventory of the visual analysis of Junction City's Historic Downtown District and identified the Historic Downtown District as the primary district, Washington St. and 6th St. as the major paths, the intersection of Washington St. and 6th St. as the major node, the Bartel House, Opera House, courthouse, Central National Bank, and Heritage Park as the primary landmarks, and 6th St. defining the major edges.



Recommendations to improve the district's overall visual character are:

1. Preserving the historic character and events unique to downtown Junction City;
2. Preserving pedestrian-related amenities along Washington St.;
3. Enhancing a noticeable gateway element at the Washington St. & 6th St. intersection node;
4. Making the existing landmarks identifiable to visitors;
5. Further defining the perimeter/entrance to the district through boundaries and signage.

6 LAND USE

Junction City excels at contributing something extra to the CBD in the form of historic buildings and properties preservation policies. This direction sustains the historic character of the CBD and offers a sense of charm surrounding available products and services. However, as the CBD continues to compete with Manhattan and the I-70 corridor for business, further planning and preparedness will be necessary. Efforts to develop a separate CBD vision through unified economic development planning and a study of CBD actions needed to support Fort Riley's 2015 Campaign will assist in establishing Junction City's unique character as an asset and attractor to the region.

7 SWOT

Strengths

- Historic district with identifiable boundaries
- Recent initiatives and redevelopment
- Location-based special events
- Diverse business mix
- I-70 frontage
- Open growth corridor
- Sustainable area of Kansas

Opportunities

- Building on specialty shops
- Utilizing under utilized space
- Expanding on special events
- Marketing the district
- Capture traffic volume
- Fort Riley

Weakness

- Lack of way finding signage
- Inadequate parking
- Lack of entertainment and dining services
- Lack of branding
- ADA Accessibility
- Under utilized space
- Pricing and type of available housing
- Competition with Manhattan, KS
- Competing commercial centers

Threats

- Public perception
- Transient population
- Pedestrian safety
- Regional anonymity